

FOR  
SALE



Llwynon, Llawhaden, Narberth, Pembrokeshire SA67 8HS

£469,950 - Freehold

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PROPERTIES  
WELCOME HOME



## PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce Llwynon to the open market, a spectacular detached bungalow situated on a generously sized plot in the desirable village of Llawhaden. Llwynon provides an exciting opportunity to reach the market, recently renovated and extended to an impeccable standard throughout. Llwynon offers space and versatility, providing a wonderful turn-key opportunity if you are looking for your dream forever / family home with its 3 to 4 double bedrooms, 1 to 2 reception rooms and the most spectacular kitchen dining living area with bi-fold doors overlooking the rolling countryside.

The accommodation enters to a large porch with a period glass panelled doorway leading to the spacious hallway running through the heart of the home. Positioned on either side of the hall sits 2 generously sized double bedrooms with bay windows to the fore which could easily be utilised as extra receptions if required. A further 3rd bedroom sits to the left-hand side of the hall as you proceed, and the impressive bathroom to the rear with a large oval bath and walk in double rainfall shower. To the right of the hall you enter the most spectacular open plan kitchen dining living area, providing a wonderful social hub for this fantastic home. The kitchen dining area offers a contemporary finish with a range of base and wall units, a utility area with access to a separate WC/cloakroom and side door to the balcony area, a log burner and dining area opening to a spacious lounge area with bi-fold doors leading to the raised balcony area and enjoying breathtaking views. Stairs from the hallway lead to the generously sized 4th bedroom situated on the first floor. The accommodation oozes style and warmth throughout, with natural light filling the home- we highly recommend viewing. The property benefits from uPVC double glazing and underfloor heating.

Externally, the property sits in the centre of a large plot with a large wrap-around garden. A gravelled driveway with ample parking for multiple vehicles leads up to the fore and the garage is situated to the side. There is a large area which begins to the fore and continues to the side, rear and main garden with a range of mature hedgerows and fruit trees. The raised balcony, which can be accessed from the bi-fold doors and side door from the kitchen, provides a wonderful space to enjoy al fresco afternoons and evenings.

The desirable village of Llawhaden occupies a hilltop location between the larger towns of Haverfordwest and Narberth with easy access to the A40 for commuters. Offering the best of both worlds with peace and tranquillity without being isolated, Llawhaden has a fantastic community and is renowned for its Castle. There are many idyllic walks and viewing spots, whether it is in the rural countryside, woodland or the Eastern Cleddau River.

Services: We are advised mains water, electricity and drainage are connected. Oil fired central heating.  
Local Authority: Pembrokeshire County Council  
Council Tax: Band E  
EPC Rating: D

## POINTS OF INTEREST

- Detached Bungalow
- Large Plot Approx. 1/3 of an Acre
- Recently Renovated & Extended
- 3 to 4 Bedrooms, 1 to 2 Reception Rooms, 2 Bathrooms
- Open Plan Kitchen Dining Living Area



## ROOM DESCRIPTIONS

### Porch

2.5m x 1.8m (8' 2" x 5' 11")

### Hallway

2.6m x 6.8m (8' 6" x 22' 4")

### Kitchen Dining Area

6.4m x 3.8m (21' 0" x 12' 6")

### Utility Area

4.5m x 2.8m (14' 9" x 9' 2")

### WC / Cloakroom

### Lounge Area

6.29m x 4.44m (20' 8" x 14' 7")

### Bedroom 1

4.36m x 3.67m (14' 4" x 12' 0")

### Bedroom 2

4.36m x 3.66m (14' 4" x 12' 0")

### Bedroom 3

### Bathroom

2.84m x 2.07m (9' 4" x 6' 9")

### First Floor

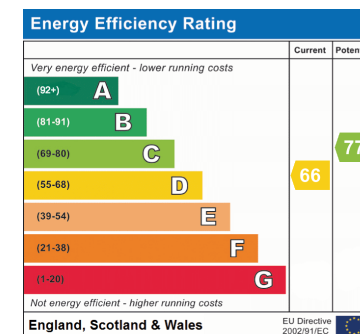
### Bedroom 4

7.5m x 3.7m (24' 7" x 12' 2")

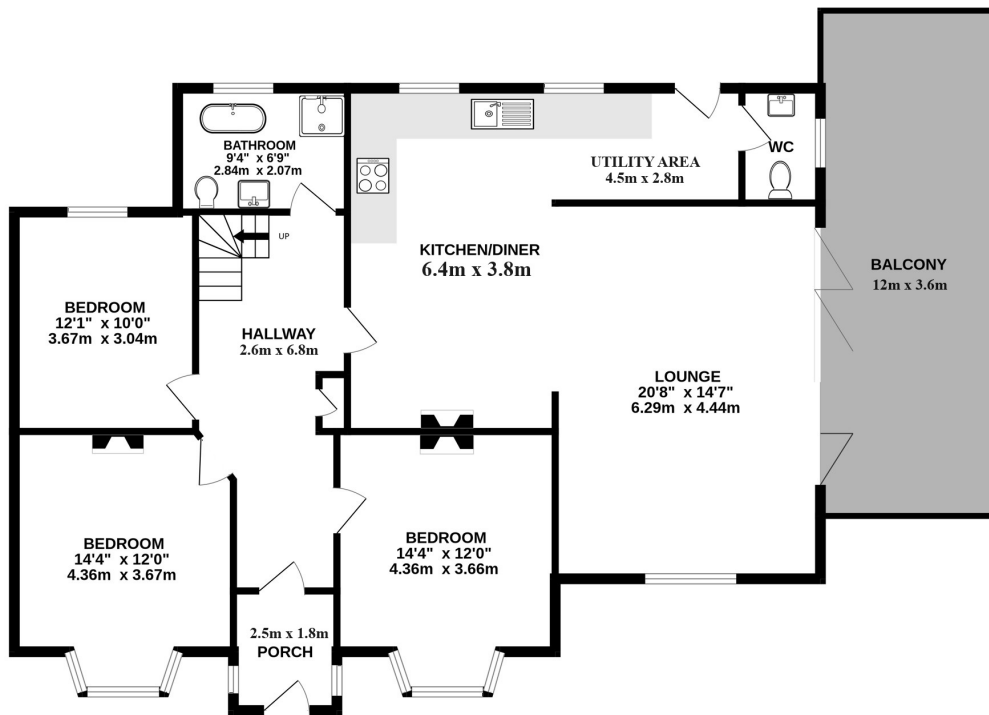
### Garage

### Balcony Terrace

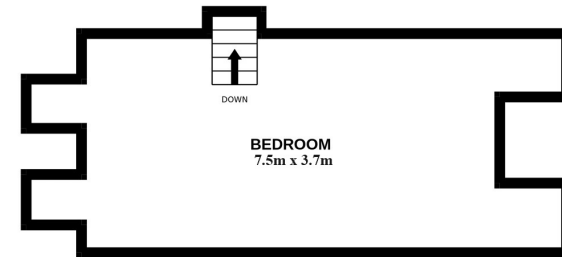
12m x 3.6m (39' 4" x 11' 10")



GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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